



General Assembly

## ***Amendment***

***January Session, 2015***

**LCO No. 9079**



Offered by:

REP. KUPCHICK, 132<sup>nd</sup> Dist.

REP. FRANCE, 42<sup>nd</sup> Dist.

To: Subst. Senate Bill No. 888

File No. 258

Cal. No. 652

(As Amended by Senate Amendment Schedule "A")

### ***"AN ACT CONCERNING ADEQUATE AND SAFE HOUSING FOR THE ELDERLY AND YOUNGER PERSONS WITH DISABILITIES."***

1 Strike everything after the enacting clause and substitute the  
2 following in lieu thereof:

3 "Section 1. (*Effective July 1, 2015*) (a) For purposes of this section,  
4 "elderly tenants" means tenants sixty-two years of age or older. The  
5 Commissioner of Housing, in consultation with the Commissioner of  
6 Mental Health and Addiction Services, the Department on Aging, the  
7 Department of Developmental Services, the Department of  
8 Rehabilitation Services and the Office of Protection and Advocacy for  
9 Persons with Disabilities, shall, within available appropriations,  
10 conduct a study of public housing in the state that houses both elderly  
11 tenants and younger tenants with disabilities. The study shall include,  
12 but not be limited to: (1) Recommendations concerning the feasibility

13 and means of providing comparable housing to tenants who are  
14 displaced due to units being reserved in such housing primarily for  
15 either the elderly or younger tenants with disabilities, (2)  
16 recommendations for the provision of additional support services  
17 needed for both elderly tenants and younger tenants with disabilities,  
18 (3) an estimate of any additional state appropriations needed to  
19 implement any recommendations pursuant to subdivisions (1) and (2)  
20 of this subsection, (4) an assessment of support services available to  
21 assist elderly tenants and younger tenants with disabilities and any  
22 gaps in such services, (5) a summary of the number of negative  
23 incidents between elderly tenants and younger tenants with  
24 disabilities from calendar years 2010 to 2014, inclusive, and the  
25 number of evictions related to such incidents, and (6)  
26 recommendations for changes to section 8-30g of the general statutes,  
27 as amended by this act, that will encourage additional housing  
28 opportunities for the elderly and younger tenants with disabilities.

29 (b) On or before December 1, 2015, the Commissioner of Housing  
30 shall report, in accordance with the provisions of section 11-4a of the  
31 general statutes, the findings of such study to the joint standing  
32 committee of the General Assembly having cognizance of matters  
33 relating to housing.

34 Sec. 2. Subsection (k) of section 8-30g of the general statutes is  
35 repealed and the following is substituted in lieu thereof (*Effective*  
36 *October 1, 2015*):

37 (k) Notwithstanding the provisions of subsections (a) to (j),  
38 inclusive, of this section, the affordable housing appeals procedure  
39 established under this section shall not be available if (1) the proposed  
40 development which the subject of the application contains less than  
41 four affordable dwelling units, or (2) the real property which is the  
42 subject of the application is located in a municipality in which at least  
43 ten per cent of all dwelling units in the municipality are [(1)] (A)  
44 assisted housing, or [(2)] (B) currently financed by Connecticut  
45 Housing Finance Authority mortgages, or [(3)] (C) subject to binding

46 recorded deeds containing covenants or restrictions which require that  
 47 such dwelling units be sold or rented at, or below, prices which will  
 48 preserve the units as housing for which persons and families pay thirty  
 49 per cent or less of income, where such income is less than or equal to  
 50 eighty per cent of the median income, or [(4)] (D) mobile manufactured  
 51 homes located in mobile manufactured home parks or legally  
 52 approved accessory apartments, which homes or apartments are  
 53 subject to binding recorded deeds containing covenants or restrictions  
 54 which require that such dwelling units be sold or rented at, or below,  
 55 prices which will preserve the units as housing for which, for a period  
 56 of not less than ten years, persons and families pay thirty per cent or  
 57 less of income, where such income is less than or equal to eighty per  
 58 cent of the median income. The municipalities meeting the criteria set  
 59 forth in this subsection shall be listed in the report submitted under  
 60 section 8-37qqq. As used in subparagraph (D) of subdivision (2) of this  
 61 subsection, "accessory apartment" means a separate living unit that  
 62 [(A)] (i) is attached to the main living unit of a house, which house has  
 63 the external appearance of a single-family residence, [(B)] (ii) has a full  
 64 kitchen, [(C)] (iii) has a square footage that is not more than thirty per  
 65 cent of the total square footage of the house, [(D)] (iv) has an internal  
 66 doorway connecting to the main living unit of the house, [(E)] (v) is not  
 67 billed separately from such main living unit for utilities, and [(F)] (vi)  
 68 complies with the building code and health and safety regulations."

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>July 1, 2015</i>	New section
Sec. 2	<i>October 1, 2015</i>	8-30g(k)